

# **LIST OF PRE-BID Conference Questions**

## **Question:**

- 1) Within the RFP, the VA states that Contractor must have performed relevant work in relation to bid within last 5 years. Does VA Work of similar scope and size prior to the last 5 years count?

## **Answer:**

The past 5 years of recent and relevant experience is the period being reviewed per the solicitation. See detailed information below:

### ***In the solicitation, in Factor 1-Technical Experience:***

***\*Note: A Relevant Project, as noted in 1 (a) is defined as “a relevant asbestos abatement and/or remediation of a building that is occupied with a *minimum contract value* of \$500,000 or more. The contract must be completed including all options within the *past five years* from the date of issuance of this RFP; or it must be an ongoing project more than 80% complete including all options”.***

***\*\*Note: A Relevant Project, as noted in 1 (b) is defined as “a construction, alteration or repair of a medical facility that is occupied with a *minimum contract value* of \$1,000,000 or more. The contract must be completed including all options within the *past five years* from the date of issuance of this Request for Proposal (RFP); or it must be an ongoing project more than 80% complete including all options”.***

### ***In the solicitation, in Factor 3-Past Performance:***

***\*\*\*\*\*Note, Relevant and Recent Past Performance as mentioned in 3 (a): is defined as “a relevant asbestos abatement and/or remediation of a building that is occupied with a *minimum contract value* of \$500,000 or more. The contract must be completed including all options within the *past five years* from the date of issuance of this RFP; or it must be an ongoing project more than 80% complete including all options”.***

***\*\*\*\*\*Note, Relevant and Recent Past Performance as mentioned in 3(b): is defined as “a construction, alteration or repair of a medical facility that is occupied with a *minimum contract value* of \$1,000,000 or more. The contract must be completed including all options within the *past five years* from the date of issuance of this Request for Proposal (RFP); or it must be an ongoing project more than 80% complete including all options”.***

**Question:**

- 2) Does the VA want a base bid to include all phases with individual pricing per phase? Can the contractor expect the VA to deduct individual phase prices off the bid?

**Answer:**

The VA is requesting a base bid to cover all phases being solicited in the RFP. The expectation is that each individual phase will be priced out allowing for the VA to “deduct” phases based on prices and appropriated funds constraints.

**Question:**

- 3) How does the VA define the term “Contractor Professional Inspector” found in the Technical Specifications Section 02 82 11 (pg.15) Para 1.6.1- C.3

**Answer:**

The context of this section is discussing required Industrial Hygienist services. The wording Contractor Professional Inspector is referencing procurement of an Industrial Hygienist to inspect the work site after abatement and issue air clearances.

**Question:**

- 4) According the RFP page 8 of 67, the specifications call for an OSHA “Competent Person” for the superintendent of the project. How does OSHA define “Competent person” and are there any additional requirements besides the HAZWOPER training?

**Answer:**

30 hour OSHA training.

**Question:**

- 5) Who is required to provide the Industrial Hygienists and what is the Industrial Hygienist Company’s name?

**Answer:**

Vali Cooper International (VCI) is working as Construction Management Consultants for the VA on this project. VCI currently contracts out for Industrial Hygienist whenever abatement on phases has completed.

**Question:**

- 6) Will Contractors be allowed access to building elevators for use during project and during staging of equipment?

**Answer:**

Yes Contractors will be allowed access to freight elevators to move equipment and transport people/supplies between floors.

**Question:**

- 7) Is there a staging area for Contractor's equipment and is it environmentally controlled?

**Answer:**

There is a staging area north of the building. The VA facility manager can arrange for environmentally controlled space on a case-by-case basis.

**Question:**

- 8) How will work on phases be decided? I.e. Who/how will contractor know when to work on which phases concurrently?

**Answer:**

Work on various phases will be decided upon during progress schedule meetings. The VA contracted Construction Manager (VCI) will articulate the VA's decision to the Contractor on which phases will start based off the following: Project schedule, needs of the project and needs of the tenants.

**Question:**

- 9) Will any work be required on the 3<sup>rd</sup> floor?

**Answer:**

No. The third floor work was included into phase 1 and subsequent Change Order which will be complete prior to awarding of the rest of the phases on the project.

**Question:**

- 10) Will ceiling tiles be required to be replaced? Or re-used?

**Answer:**

Project currently calls for re-using existing ceiling tiles.

**Question:**

11) Will fiberglass insulation on piping be required to be replaced?

**Answer:** No fiberglass insulation should be abated or require replacement on this project.

**Question:**

12) What are the diameters of all pipes?

**Answer:** This building was built in the 1940s. Not all as-builts or the original plans show existing piping to this detail. Expect 3/8", to 1 1/2" diameter piping throughout the building.

**Question:**

13) Who will decide the infection control measures for the project? When will they be required to be in place?

**Answer:** The infection control measures for the project will be decided by the VA. These measures will be put in place prior to work beginning on a phase.

**Question:**

14) Would fire alarm systems still be in place during abatement?

**Answer:**

The fire alarm systems will be in place during abatement. Steps will be taken by the contractor to ensure alarm system isn't activated during project due to abatement or restoration work.

**Question:**

15) Will the Contractors be required to place a Diesel Generator onsite for power or will they be able to utilize existing services?

**Answer:**

For work as it pertains to the performance of work in the contract, power will be provided by the VA. If temporary services are required in work areas due to the proximity of electrical supplies, the contractor is expected to perform this work in compliance with the National Electric Code and shall also indicate the requirement of performing this work and the intended duration in the schedule submission.

**Question:**

16) Will the Contractors be required to mobilize a trailer for office purposes or will existing office space within the building be provided?

**Answer:**

Office space will be selected and provided by the VA and will be limited to two offices of not more than 300 square feet combined. Telephone service will be provided, however access to data will be the responsibility of the contractor. Mandatory signage as per the General Requirements may not be posted externally on the space provided, however may be posted internally. All efforts required to relocate office space upon work in the designated area are the responsibility of the contractor.

## **LIST OF EMAILED QUESTIONS**

**Question:**

17) May the work schedule be 7am-5:30pm, 4 ten hour shifts per week, Monday thru Sunday?

**Answer:**

The work schedule is flexible to suit the needs of the VA, their tenants and the project. Normal working hours are generally 0700 to 1730 with a 1 hour lunch in between Monday through Friday. However, deviations are not uncommon in order to meet the needs of the project and maintain schedule. Additionally, should tenants require special accommodations, requests have been submitted to the VA and work has been completed over the weekend on a case by case basis.

**Question:**

18) Will you be providing a room finish schedule?

**Answer:**

Not specified, -no reason we can't use the VCT approved for phase 1. Carpet should be 22oz 2x2 or better carpet squares, Bigelow or approved equal, colors to be selected by the VA. Installation shall be completed per manufactures specifications inclusive of initial maintenance.

**Question:**

19) The flooring, ceiling and pipe insulation asbestos removal quantities are identified in Square feet or Lineal feet in the CTA asbestos survey and also identified on the revised plans, though the identified quantities on each of them do not match the quantities found when you measure up the scaled drawings, Which quantities for removal and put back do you want to be used for bidding purposes, the CTA survey, the revised drawings, Or measurements on the scaled drawings? (02

82 11-01 says refer to the drawings, are they the written quantities you want us to refer to on the drawings?)

**Answer:**

-Reference the most recent revised drawings for bidding purposes. Reference all other documents to obtain situational awareness on the project.

-When referencing the most recent revised drawings understand that what is written in terms of linear feet should be adhered to. (It's difficult to accurately draw vertical running pipes to scale on 2 dimensional drawings. However the written quantities articulated on the revised drawings cover this.)

-In terms of linear feet, project costs for abating TSI on piping, square footage should reference floor ACM and mastic.

See attached document: Miles City Asbestos - Addendum 1 - (2-18-14).

See attached document: Miles City Asbestos - Addendum 2 - (2-26-14).doc.

See attached document: VAMC Miles City Composite Sheet Summary.

See attached document: Miles City VA Current Set (Phase 2-16) 1 of 3

See attached document: Miles City VA Current Set (Phase 2-16) 2 of 3

See attached document: Miles City VA Current Set (Phase 2-16) 3 of 3

**Question:**

20) There are areas of flooring where removal takes place on only half of the floor, as seen in the plans HA 412 Equipment room, what kind of flooring transition is needed between the flooring put back area and the area that has no removal/put back?

**Answer:**

The specifications require matching existing. If an adequate match to the existing finish is not available, VA approval would be granted if finishes are segregated by a black 1" VCT transition strip.

**Question:**

21) There are areas of asbestos to be removed that were identified on the original plans that were not identified on the revised plan set. Was this material accidentally not carried over to the revised plan set and we should refer to them both for the material that will need to be removed or the material that was not carried over to the new plan set has already been removed or determined to not need removal?

**Answer:**

The specifications require matching existing. If an adequate match to the existing finish is not available, VA approval would be granted if finishes are segregated by a black 1" VCT transition strip.

**Question:**

- 22) What kind of transitions do you expect in the door ways where floor tile has been removed and replaced and butts up to rooms where no flooring has been removed and replaced?

**Answer:**

See attached document: Miles City Asbestos - Addendum 1 - (2-18-14).  
See attached document: Miles City Asbestos - Addendum 2 - (2-26-14).doc.  
See attached document: VAMC Miles City Composite Sheet Summary.  
See attached document: Miles City VA Current Set (Phase 2-16) 1 of 3  
See attached document: Miles City VA Current Set (Phase 2-16) 2 of 3  
See attached document: Miles City VA Current Set (Phase 2-16) 3 of 3

**Question:**

- 23) 7. 3.1.3.5 Auxiliary Generator, Do we need to provide an auxiliary generator located outside the building as stated in the above referenced area of section 02 82 11-31 General Asbestos Abatement?

**Answer:**

For work as it pertains to the performance of work in the contract, power will be provided by the VA. If temporary services are required in work areas due to the proximity of electrical supplies, the contractor is expected to perform this work in compliance with the National Electric Code and shall also indicate the requirement of performing this work and the intended duration in the schedule submission.

**Question:**

- 24) 8. 3.2.5 of 02 82 11-39 in the General Asbestos Abatement Spec says that Removal of ACM/Dirt floors, is there dirt that will need to be removed in this project? If so, how much, to what extent and where?

**Answer:**

No dirt removal, crawlspace samples were below LEL and all other surfaces are hard surfaces.

**Question:**

- 25) At the walk thru it was stated that several phases will be able to be incorporated and performed at the same time, do you anticipate this could span not only a single floor but multiple floors? For example could Phase 3, 4, 5 and 6 on the second floor be performed at the same time as Phase 10 or 12 on the first floor?

**Answer:**

Note the number is 2, not several.

Per the Scope of Work “Phases 2-16 are segregated based on the need of the VA to coordinate movements of tenants and the requirement to ensure compliance to NFPA 101 Life Safety Code. Work requiring relocation of tenants is subject to notification requirements as documented in specification section 01 32 17. If the contractor provides a schedule resulting in any violations of NFPA 101 Life Safety Code during any work, they must also submit proposed interim life safety measures for VA review. Any actions necessitated by NFPA 101 Life Safety Code (fire walks, changes of exit signage) that would not otherwise be required if phases were done independently will be the responsibility of the contractor. VA submittal requirements are documented in specification section 01 32 17”.

**Question:**

- 26) 10. 2.2.2 Monitoring, Inspection and Testing By Contractor found in 02 82 11-24 General Asbestos Abatement says that the Contractors Inspector is responsible for managing all monitoring, inspections and testing required by these specifications. Generally the Competent Person (i.e., the asbestos 40 hour trained supervisor) is the person responsible for inspecting the containment, the removal areas, the work performed, the personal and outside work area air monitoring. Are you requiring a separate person with the certifications as spelled out in the 2.2.2 to be contracted by the abatement team to oversee and read the air samples onsite? I believe that the owner’s third party will be conducting the final clearance air monitoring and even final inspection so please clarify what you are expecting regarding this section please.

**Answer:**

- a) The term “Contractor’s Inspector” in this section is referencing the individual who is responsible for managing all monitoring, inspections and testing required by these specifications as well as any and all regulatory requirements adopted by these specifications. Should the Contractor elect to select an individual who fits the scope called out in the Specifications for a Contractor Inspector and be responsible as a competent person, there is nothing prohibiting that course of action in the technical specifications. However, it is the responsibility of the contractor to ensure that appropriate OSHA, EPA AHERA, Montana State DEQ and VA applicable regulatory guidelines are properly followed in addition to the requirements of the Technical specifications.



b) The Term “Contractor Professional Inspector” found in the Technical Specifications Section 02 82 11 (pg.15) Para 1.6.1- C.3

- a. The context of this section is discussing required Industrial Hygienist services. The wording “Contractor Professional Inspector” is referencing procurement of an Industrial Hygienist to inspect the work site after abatement and issue air clearances. The third party construction consultants will procure Industrial hygienist services during clearance of phases. However, should a phase fail inspection any further requirements for testing will be scheduled at Contractors expense (02 82 11-43 Section 3.6.3).

**Question:**

27) Can this past performance be from any occupied facility, not just a medical facility?

1 (c) Basis of Evaluation:

In order to be considered “acceptable” for this factor, the offeror must demonstrate experience in construction, alteration or repair of a medical facility that is occupied. The contract value of a minimum amount of \$1,000,000 or more and completed including all options within the past five years AND relevant asbestos abatement and/or remediation of a building that is occupied, minimum amount of \$500,000 or more and completed including all options within the past five years.

**Answer:**

Performance is based on a medical facility that is occupied.

**Question:**

28) Section: 1.20 A says the government will furnish, section B & D says we need to provide meters and absorb the monthly charges. Who is responsible for the meters and charges?

**1.20 AVAILABILITY AND USE OF UTILITY SERVICES**

A. The Government shall make all reasonably required amounts of utilities available to the Contractor from existing supplies without charge, as specified in the contract. The Contractor shall carefully conserve any furnished utilities. The Government will restrict utility access to the Contractor if utility usage abuse is documented. Should utility restriction be imposed the Contractor will be charged for utility usage. The amount to be paid by the Contractor for chargeable utility services shall be the prevailing rates charged to the Government as stated below.

B. The Contractor, at Contractor's expense and in a workmanlike manner satisfactory to the COR or designee, shall install and maintain all necessary temporary connections and distribution lines, and all meters required to measure the amount of electricity used for the purpose of determining charges. Before final acceptance of the Work by the Government, the Contractor shall remove all the temporary connections, distribution lines, meters, and associated paraphernalia.

C. The Contractor shall install meters at the Contractor's expense and furnish the VA a monthly record of the Contractor's usage of electricity as hereinafter specified.

D. Heat: Furnish temporary heat necessary to prevent injury to Work and materials through dampness and cold. Use of open salamanders or any temporary heating devices which may be fire hazards or may smoke and damage finished Work, will not be permitted. Maintain minimum temperatures as specified for various materials:

**Answer:**

The VA in this instance is allowing Contractors the reasonable ability to utilize available utilities as stated in Sub-paragraph A. However, the only way to monitor reasonable usage is for the contractor to install a meter to measure amount of electricity the contractor is using.

Sub paragraph D. certain areas of abatement are currently in unoccupied space. Obviously the VA doesn't wish to expend large sums of money to heat unoccupied areas requiring abatement. It falls into the area of responsibility for the contractor to ensure unoccupied areas are heated to appropriate levels in order to perform both abatement and restoration work.

Inside the facility both normal and emergency are available within the buildings.

**Question:**

29.) Will the Contractors be required to place a Diesel Generator onsite for power or will they be able to utilize existing services?

**Answer:**

For work as it pertains to the performance of work in the contract, power will be provided by the VA. If temporary services are required in work areas due to the proximity of electrical supplies, the contractor is expected to perform this work in compliance with the National Electric Code and shall also indicate the requirement of performing this work and the intended duration in the schedule submission.

**Question:**

30) Which dollar amount is the correct one? There are two that we found.

Section: 4.4 52.211-12 LIQUIDATED DAMAGES—CONSTRUCTION (SEPT 2000)

(a) If the Contractor fails to complete the work within the time specified in the contract, the Contractor shall pay liquidated damages to the Government in the amount of \$271.06 for each calendar day of delay until the work is completed or accepted.

(b) If the Government terminates the Contractor's right to proceed, liquidated damages will continue to accrue until the work is completed. These liquidated damages are in addition to excess costs of repurchase under the Termination clause.

SECTION 01 00 00

GENERAL REQUIREMENTS

1.4 LIQUIDATED DAMAGES--CONSTRUCTION

A. If the Contractor fails to complete the work within the time specified in the contract, the Contractor shall pay liquidated damages to the Government in the amount of \$1,034.00 for each calendar day of delay until the work is completed or accepted.

**Answer:**

Liquidated Damages will be of \$271.06 for each calendar day of delay.

**Question:**

31) Review of the plans shows no locations for installation of new steam and condensate piping. Spec section 23 22 13 Steam and Condensate Piping is included in this solicitation. What is the intention of this specification and is installation of new piping part of this solicitation?

**Answer:**

The intention of this specification is to provide the contractor with a reasonable idea of what work would be required should steam lines or condensate heating piping require abatement or restoration during work. As stated in the Pre-Bid Conference walkthrough the contractor may come across piping not forecasted in the plans. The VA expects to be notified when this occurs and for the contractor to abate and restore piping should the need arise.

**Question:**

32) Should the specs be updated based on this question 6-8?

Paragraph 1.2 of Spec Section 01 00 00 indicates that there is a CLIN 1 Base Bid and CLINs 2-13 are Options. It does not specify if the Options are additive or deductive. The Bid Schedule shows 15 CLINs (Phases 2-16). None are indicated on the schedule as the Base bid or as Option items.

**Answer:**

An updated Pricing Schedule is included in the solicitation that includes a base bid, mobilization, demobilization, remaining deducts.

**Question:**

33) Paragraph 1.3 of Spec Section 01 00 00 states in part that the "entire base bid work" is Phases 1-4. In the preceding paragraph it indicates that Phases 3 and 4 are options. Also, it is our understanding that Phase 1 work was completed by separate contract.

**Answer:**

Only phase 1 will be complete by the time these phases are awarded. All contractors include phases 2-and on in their scope

**Question:**

34) Paragraph 1.3 of Spec Section 01 00 00 also indicates that Phases 1-4 are to be completed in 213 days. Since Phase 1 is not part of this project, how many days are allowed for project completion of Phases 2-4?

**Answer:**

Phase 2 and on will have 365 days to complete from NTP. Contractor will submit a Gantt chart for review and approval prior to beginning work on any phase.

**Question:**

35) What is the flooring finish schedule? Can you tell me if the flooring material manufacturer and product is specified in the solicitation?

**Answer:**

Not specified, -no reason the VA can't use the VCT approved for phase 1. Carpet should be 22oz 2x2 or better carpet squares, Bigelow or approved equal, colors to be selected by the VA. Installation shall be completed per manufactures specifications inclusive of initial maintenance.

**Question:**

36) Does the VA want a base bid to include all phases with individual pricing per phase? Can the contractor expect the VA to deduct individual phase prices off the bid?

**Answer:**

An updated Pricing Schedule is included in the solicitation that includes a base bid, mobilization, demobilization, and remaining deducts.

**Question:**

37) According the RFP page 8 of 67, the specifications call for an OSHA "Competent Person" for the superintendent of the project. How does OSHA define "Competent person" and are there any additional requirements besides the HAZWOPER training?

**Answer:**

OSHA competent person certificate shall be fulfilled by ***EITHER*** a Current OSHA 40 hour certification for the OSHA Competent Person ***OR*** the EPA Asbestos Contractor/Supervisor 40 hour course certification.

**As stated in the solicitation in Factor 2- Certifications:**

(d) Basis of Evaluation:

In order to be considered acceptable for this factor, the offer or shall submit OSHA "competent person" certification for the on-site supervisor, HAZWOPER certification for the on-site supervisor, AND accreditation for the on-site supervisor, as stated in the Administrative Rule of Montana 17.74.356.

**Question:**

38) Does the “Joint Venture” must also be verified by CVE and visible in VetBiz at the time of submission? I was under the impression as long as the lead JV Company has this certification, and then a Joint venture is permissible and meets the requirements.

**Answer:**

The VA shall accept experience that is submitted by the prime or subcontractors; however, the prime must state that they will keep the subcontractor for the duration of the project. The Joint Venture does not need to be visible in vetbiz.gov at the time of receipt of proposals as long as the Prime SDVOSB is in vetbiz.gov.

The Prime contractor shall comply with VA clause 852.219-10 as stated in the solicitation. This specifies the prime must self-perform 50% of the project and be visible on vetbiz.gov with the appropriate NAICS code, 562910 Remediation Services. There shall also be a partnering or teaming agreement in place with the subcontractor.

**Question:**

39) How does a contractor verify that they are enrolled in PPIR's?

**Answer:**

It is the contractor's responsibility to investigate the website <http://www.ppirs.gov/> to see if Past Performance information is available. If not, a contractor may want to establish an account and participate in the online training.

**Question:**

40) There is not a specific certification from OSHA for OSHA Competent person, they do have the 30 hour construction certification and USACE has a competent person certification. Which of these are you looking for as the documentation, or is there some other certification you need documentation of?

**Answer:**

OSHA competent person certificate shall be fulfilled by ***EITHER*** a Current OSHA 40 hour certification for the OSHA Competent Person ***OR*** the EPA Asbestos Contractor/Supervisor 40 hour course certification.

41) **QUESTION:** Regarding performance and payment bonding required in Solicitation VA259-14-R-0104, page 21(g), is it acceptable and sufficient to provide bonding in phases based on the two highest value Contract Line Item Numbers (CLIN)? For example, if CLIN 008 and 009 have a combined value of \$500,000, will that amount of bonding suffice assuming two phases may be worked simultaneously?

**ANSWER:** No, the VA shall require a bond for full magnitude of the contract.

42) **QUESTION:** Factor 1 requires submission of ‘relevant’ projects for this proposal. Does the relevant experience have to be performed by the Prime (SDVOSB) only; or will teaming partners experience also be accepted?

**ANSWER:** The VA shall accept experience that is submitted by the prime or subcontractors; however, the prime must state that they will keep the subcontractor for the duration of the project. There shall also be a partnering or teaming agreement in place with the subcontractor. The Prime contractor shall comply with VA clause 852.219-10 as stated in the solicitation. This specifies the prime must self-perform 50% of the project.

43) **QUESTION:** What was the scope of work for Phase I?

**ANSWER:** Phase I of the project is discussed in the construction documents uploaded to fbo.gov.

44) **QUESTION:** Who received the Phase I award and for what amount?

**ANSWER:** Signature Underwriters, Inc. was awarded the contract for phase 1 before the unforeseen condition is for \$805,318.00.

45) **QUESTION:** What is the unforeseen site conditions encountered in the first phase?

**ANSWER:** The contract documents uploaded to fbo.gov incorporate the unforeseen condition.

46) **QUESTION:** The pricing schedule indicates pricing for multiple phases. Will bidders be required to submit pricing for Phase II only? Or for multiple phases?

**ANSWER:** Contractors are required to submit pricing for phases 2 through 16. If contractor doesn't submit pricing for all phases listed in the pricing schedule contractor shall be deemed unresponsive.